



FOR SALE or TO LET
SINGLE STOREY OFFICE BUILDING

3-5 OATEN HILL PLACE, CANTERBURY

3-5 Oaten Hill Place, Canterbury, Kent CT1 3HJ

**Detached Single Storey Office
Building with potential for Future
Development**

FOR SALE or TO LET

101.7 m² (1,159 sq ft approx.)

- **Modern Internal Fit-Out**
- **Off-Street Parking**
- **Previous planning permission for extension to create 3no. 1 bed flats on upper floor**

**FOR SALE BY PRIVATE TREATY
WITH VACANT POSSESSION ON
COMPLETION**

Offers in Excess of £300,000

Or £24,000 per annum

**Viewings strictly by appointment via
sole agents:**

William Hinckley or Will Giles

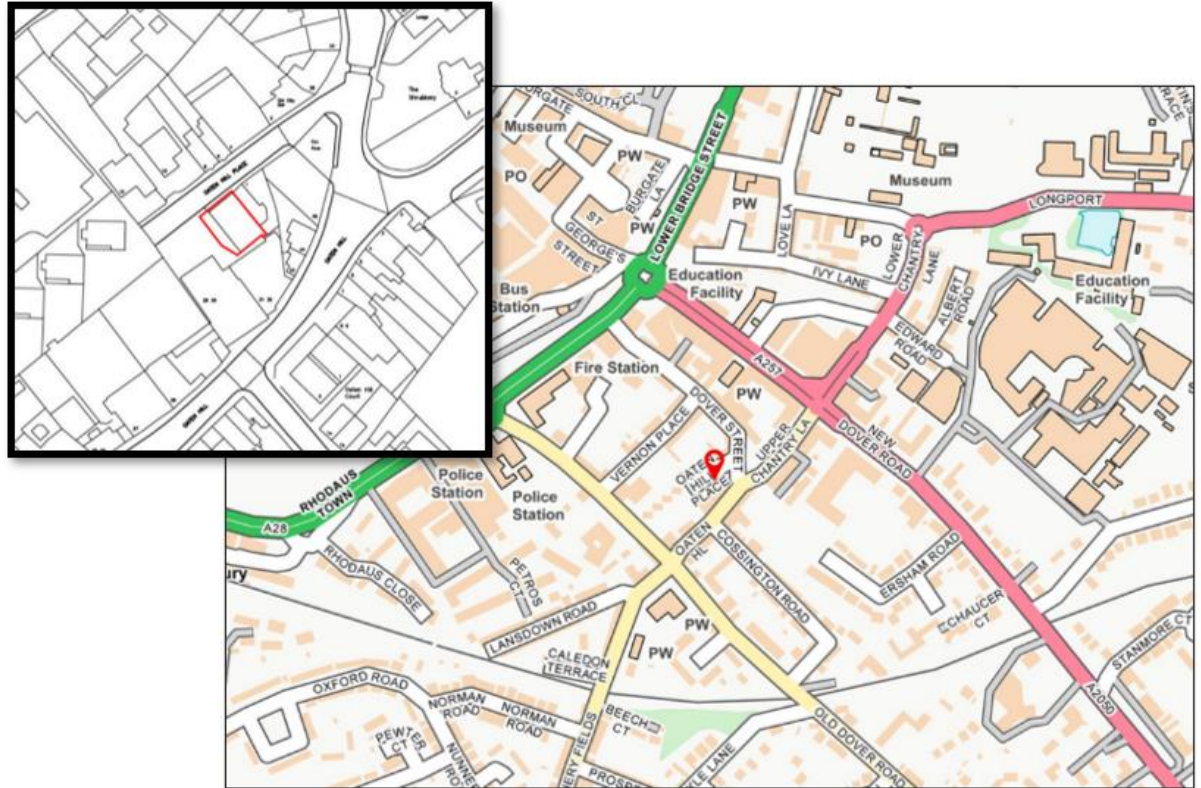
01227 763663

btf

LOCATION

The historic cathedral city of Canterbury is located around 60 miles south east of London, 28 miles east of Maidstone and 18 miles north-west of Dover. It has excellent connections with the A2 and A28 linking with the M2 and M20 motorways respectively, and two stations offer regular services to central London with journey times to London St Pancras of approximately 51 minutes.

Oaten Hill Place is located just off Oaten Hill and Dover Street, within a 5 minute walk of Canterbury City Centre.



DESCRIPTION

The property comprises a single storey detached building which has been converted to provide offices finished to a good modern standard having central heating, modern LED lights, double glazing and laminate flooring. The offices are arranged mainly in open plan with three private offices, a meeting room, a kitchen/coffee making area and toilet facilities.

ACCOMMODATION

The property has the following approximate floor area:

Floor	Accommodation	m ²	sq ft
Ground	Offices & Staff	107.7	1,159

CAR PARKING

There is an area to the side of the property providing space to park up to 3 cars.



PROPOSITION & TERMS

The freehold interest in the property is offered for sale with vacant possession on completion with our client is seeking offers in excess of **£300,000**.

Alternatively, our clients may consider a letting on a new Full Repairing and Insuring (FR&I) lease for a term to be agreed at a rent of **£24,000 pa** exclusive of rates, utilities and VAT (if applicable).

PLANNING

Planning permission (ref CA/15/01277) was granted in 2016 for a first and second floor roof extension enabling the creation of 3no. 1 bedroom flats. Whilst the consent has now expired, it is anticipated that a similar scheme would be permitted.

Further details can be obtained from the agents or via Canterbury City Council's planning website.





LEGAL COSTS

Each party will bear their own legal costs.

VAT/FINANCE ACT 1989

Unless otherwise stated, any prices are exclusive of Value Added Tax (VAT). Prospective occupiers should satisfy themselves independently as to any VAT payable in respect of any transaction.

PURCHASER INFORMATION

In accordance with Anti Money Laundering Regulations, we are now required to obtain proof of identity for all purchasers.

VIEWINGS

Strictly by appointment through the Sole Agents:

BTF

William Hinckley
Will Giles
01227 763663

Details amended November 2025

BUSINESS RATES

The current Rateable Value (RV) for this property is shown on the Valuation Office website as follows:

School and Premises - £15,250

The current UBR is 49.9p. Further details are available from the agent or the VOA website.

EPC

The property is currently assessed to have an Energy Efficiency rating of 85 (Band D).

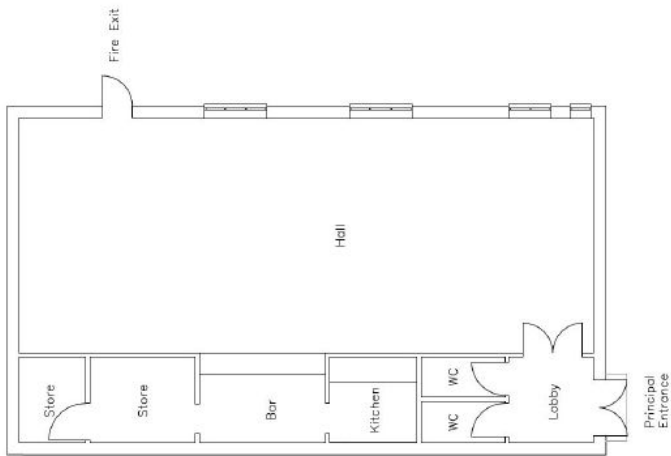
PLANS & BOUNDARIES

Any plans provided are for identification purposes only and are not to scale. Interested parties should satisfy themselves in relation to the location of external or internal boundaries prior to making any offer.

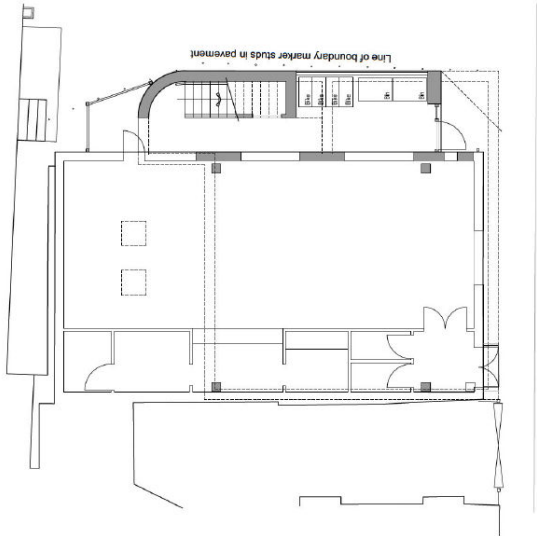


FLOOR PLANS

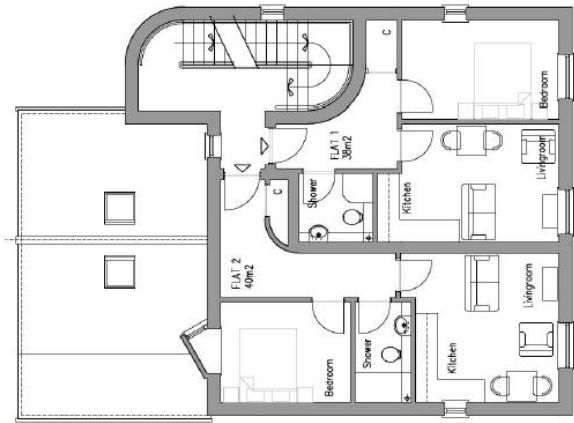
Existing Ground Floor



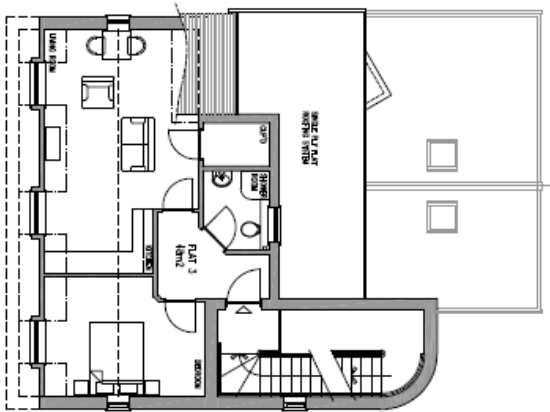
Proposed Ground Floor



Proposed First Floor



Proposed Second Floor



* Not to scale



BTF and any Joint agents for themselves and for the Vendors of the property whose Agents they are, give notice that (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or agent of or consultant to BTF has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor Plans and photographs are for guidance purposes only and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. A list of the Directors of BTF is available for inspection at each BTF Office.